

*Ocean Street Beach Access
Improvements Project*

*Community Workshop
Dec. 3, 2015*



Tonight's Meeting

- We want your input
- Comment forms
- What do you like? Not like? Why?

Carlsbad

Tonight's Agenda

- Project background
- Present proposed designs
 - Conceptual only
- Go check them out
 - Provide comments



Meet Our Team

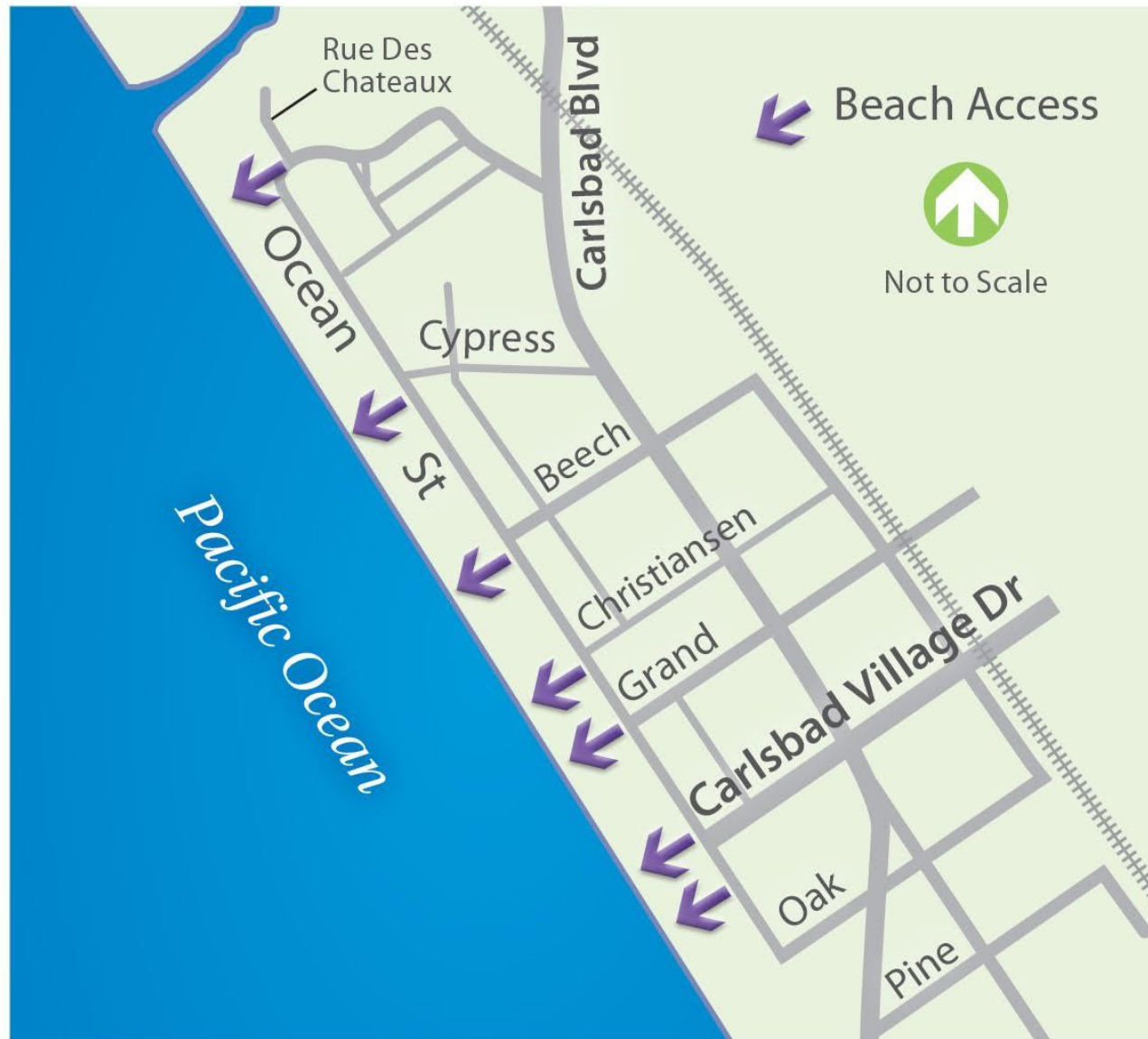


Meeting Ground Rules

- This is an opportunity to provide feedback, not a debate
- Please be respectful of others and share "air time"
- Take the time to fill out the comment cards in addition to talking with staff members. It is the best way to ensure we understand your perspective accurately

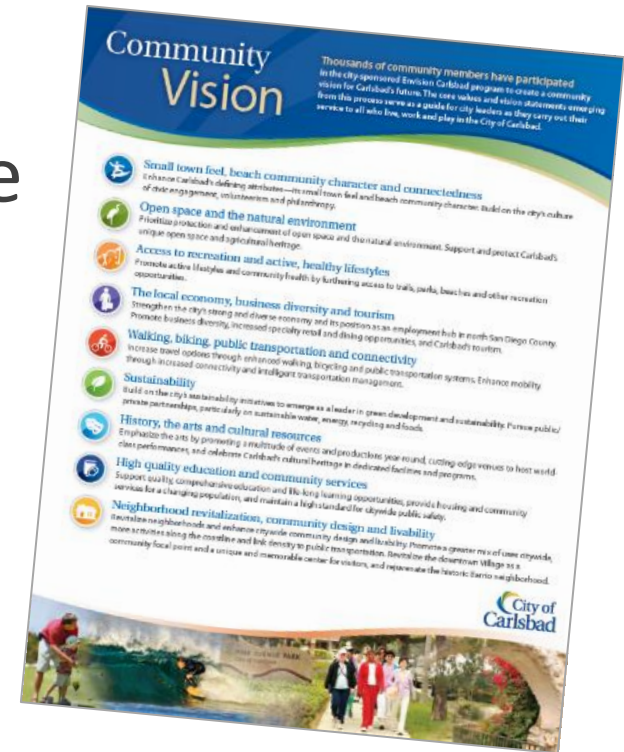


Project Area



Envision Carlsbad

- Community visioning process
- Identified our community's core values
- Basis for this project



Project Goals

- Making the stairs, railings and landings more attractive, inviting and wider where possible
- Providing amenities like bike racks, benches and trash/recycling receptacles
- Adding lighting, crosswalks and other safety features
- Adding shaded areas where feasible

Project Goals

- Creating places to stop and enjoy the view
- Making entrances easier to find
- Beautifying the entrances with drought tolerant landscaping and design features
- Improving privacy, security and aesthetics for neighboring properties



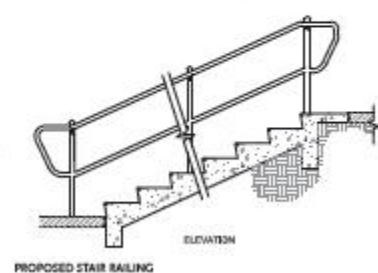
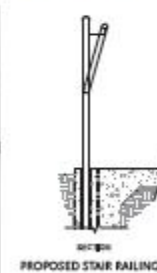
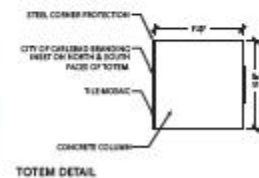
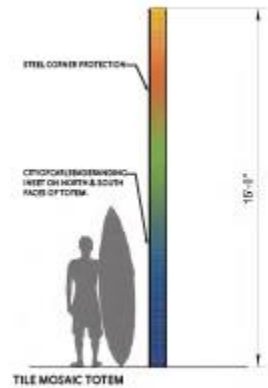
Conceptual Designs



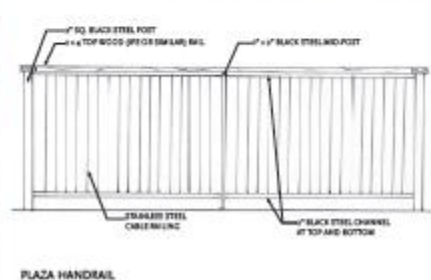
Project Area



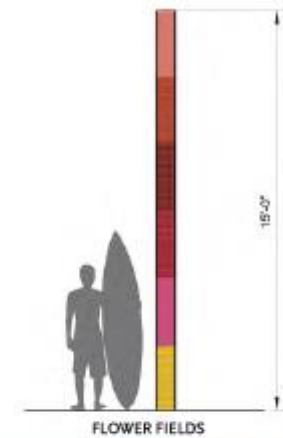
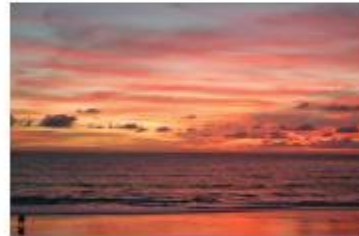
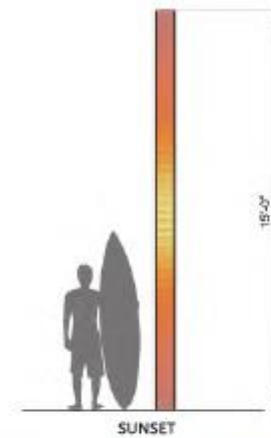
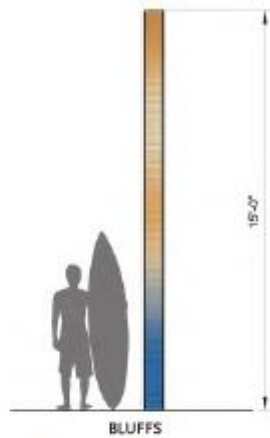
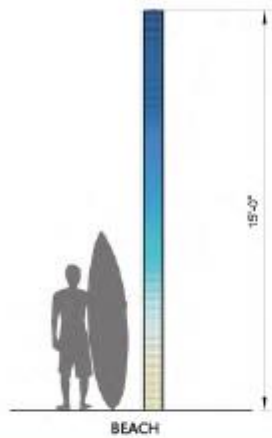
Design Character - Amenities



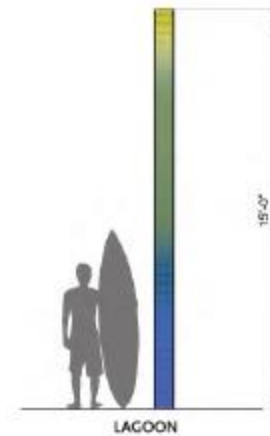
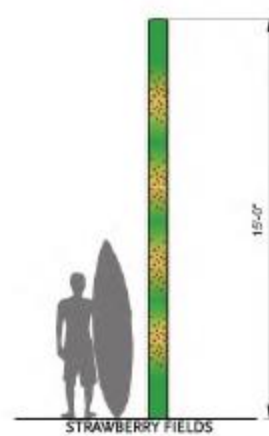
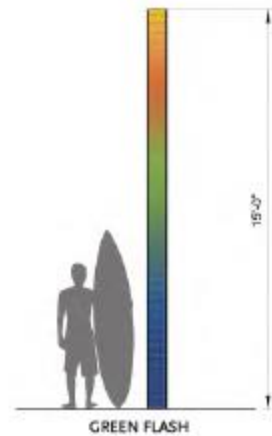
Design Character - Amenities



Design Character –Markers/Totems



Design Character –Markers/Totems



Design Character - Landscape



FOX TAIL AGAVE
Agave attenuata



CENTURY PLANT
Agave americana



COASTAL AGAVE
Agave shawii



CARIBBEAN AGAVE
Agave angustifolia marginata



CORAL ALOE
Aloe striata



MANZANITA
Arcostaphylos x 'Howard McMinn'



DWARF COYOTE BUSH
Baccharis p. 'Pigeon Point'



DWARF NATAL PLUM
Carissa m. 'Green Carpet'



WILD LILAC
Ceanothus maritimus



MIRROR PLANT
Coprosma repens 'Marble Queen'



AUSTRALIAN FUCHSIA
Correa pulchella



ICE PLANT
Delosperma 'Alba'



DUDLEYA
Dudleya brittonii



SEASIDE DAISY
Erigeron g. 'Wayne Roderick'



RED BUCKWHEAT
Eriogonum grande rubescens

Design Character - Landscape



MARITIUS HEMP
Furcraea foetida 'Mediopicta'



COASTAL GUM PLANT
Grindelia stricta



LICORICE PLANT
Helichrysum petiolare



DWARF NEW ZEALAND FLAX
Phormium t. 'Bronze Baby'



PITTOSPORUM
Pittosporum crassifolium



COAST ROSEMARY
Westringia fruticosa 'Wynyabbie Gem'

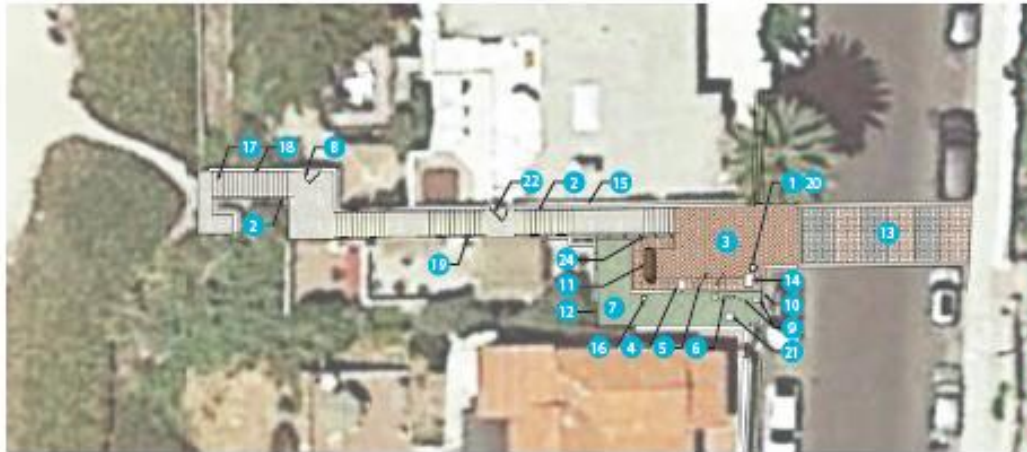


CHAPARRAL YUCCA
Yucca whipplei



SPANISH DAGGER
Yucca gloriosa

Oak Avenue



KEY

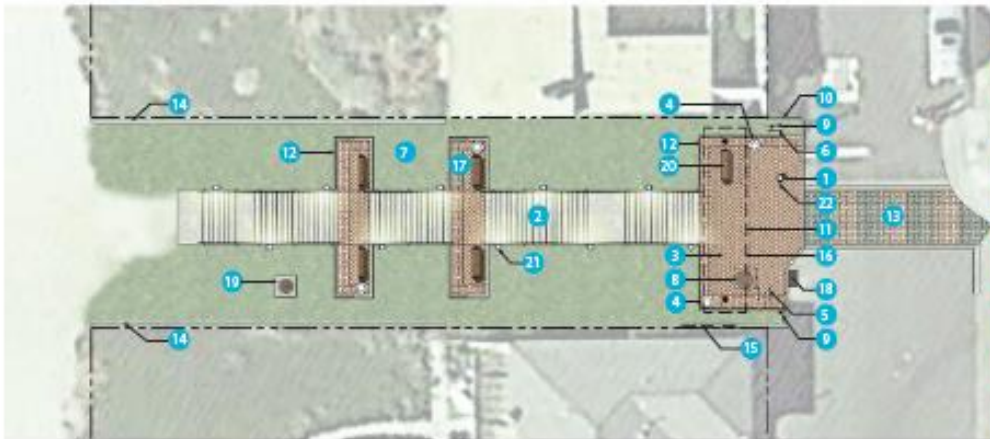
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|--|---|
| 1 TOTEM - 12" SQ. BY 15' TALL WITH INGROUND MOUNTED UPLIGHT, FLUSH WITH FINISH SURFACE | 13 12" WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS |
| 2 REPLACE HANDRAILS | 14 EXISTING METER BOX TO BE RESET FLUSH WITH NEW FINISH SURFACE OF PLAZA |
| 3 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD | 15 EXISTING WALL TO REMAIN |
| 4 ADD VILLAGE STANDARD RECEPTACLE | 16 REPLACE EXISTING LIGHT POLES WITH LIGHT BOLLARDS |
| 5 PROPOSED BIKE RACKS | 17 ADD SAFETY TREADS TO STAIR NOSES |
| 6 PROPOSED BEACH ACCESS SIGN | 18 REPLACE EXISTING WOOD FENCE WITH MASONRY WALL WITH SKIM COAT |
| 7 REPLACE PLANT MATERIAL & IRRIGATION | 19 REPLACE EXISTING STAIRWAY LIGHTING |
| 8 EXISTING WOOD GATE TO REMAIN | 20 TOTEM INSPIRATION PLAQUE SET FLUSH WITH FINISH SURFACE |
| 9 EXISTING BACKFLOW PREVENTION DEVICE & WATER METER TO REMAIN | 21 REPLACE EXISTING WOOD GATE |
| 10 PROPOSED CONCRETE CURB | 22 REMOVE AND REPLACE ELECTRICAL PEDESTAL |
| 11 PROPOSED VILLAGE STANDARD BENCH | 23 ADD CONTAINMENT CURB |
| 12 EXISTING TUBULAR STEEL FENCE TO REMAIN | 24 TUBULAR STEEL FENCE TO MATCH EXISTING |



Carlsbad Village Drive

KEY

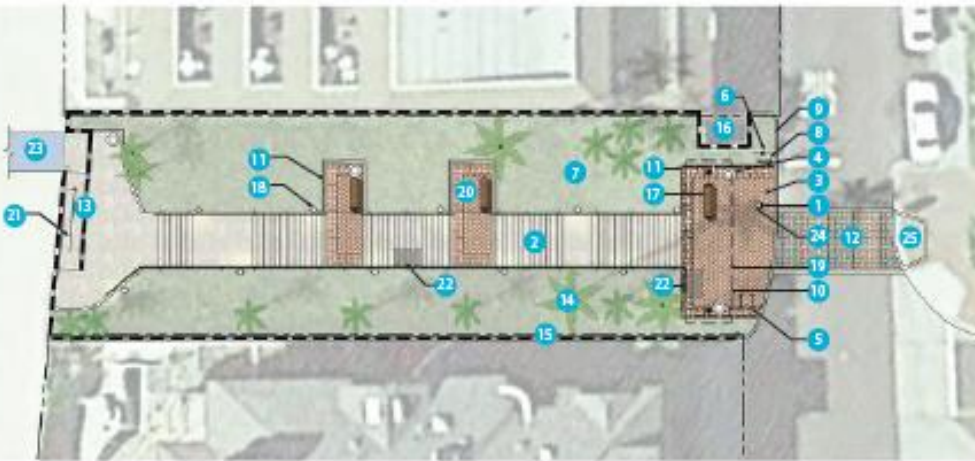
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- 2 REPLACE STAIRS & HANDRAILS
- 3 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 4 REPLACE EXISTING TRASH RECEPTACLE WITH VILLAGE STANDARD RECEPTACLE - TYP. OF 4
- 5 RELOCATE EXISTING BIKE RACKS
- 6 RELOCATE EXISTING BEACH ACCESS SIGN
- 7 REPLACE PLANT MATERIAL & IRRIGATION
- 8 MAN HOLE TO BE RAISED TO NEW FINISH SURFACE OF PLAZA
- 9 RELOCATED EXISTING TRAFFIC SIGN
- 10 PROPOSED CONCRETE CURB
- 11 PROPOSED TRELLIS (8'x35')
- 12 DECORATIVE RAILING - AT PLAZA AND SEATING NODES
- 13 12" WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 14 DELINEATION BETWEEN PRIVATE & PUBLIC- LOW WALL OR MOW CURB
- 15 EXISTING WALL TO REMAIN
- 16 PROPOSED DOWN LIGHTING INTEGRATED INTO PROPOSED TRELLIS
- 17 SEATING NODE - TYPICAL OF 4
- 18 NEW STORM DRAIN INLET
- 19 STORM DRAIN BOX TO REMAIN
- 20 PROPOSED VILLAGE STANDARD BENCH
- 21 STAIR WAY LIGHTING- STANDARD BOLLARD OR LOW FOOT BOLLARDS
- 22 TOTEM INSPIRATION PLAQUE SET FLUSH WITH FINISH SURFACE



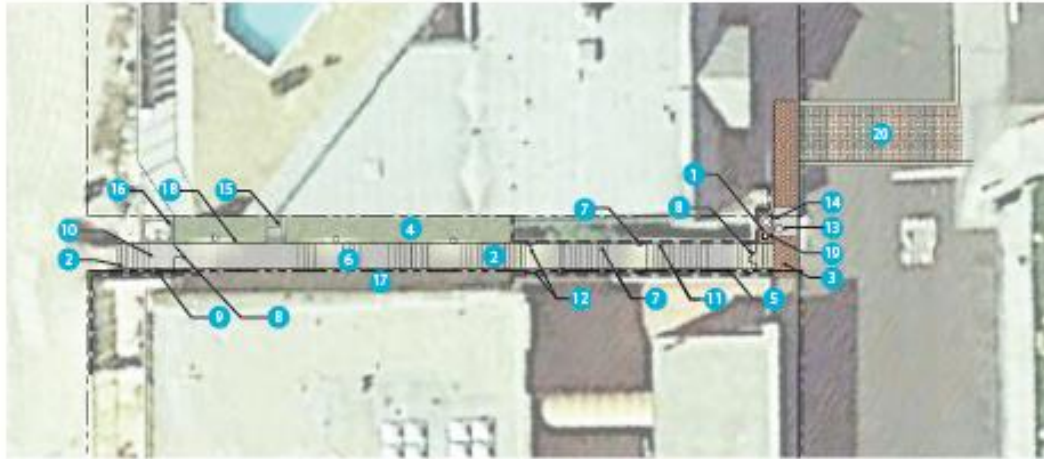
Grand Avenue

KEY

- 1 TOTEM - 12" SQ. BY 15' TALL WITH INGROUND MOUNTED UPLIGHT, FLUSH WITH FINISH SURFACE
- 2 REPLACE STAIRS & HANDRAILS
- 3 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 4 REPLACE EXISTING TRASH RECEPTACLE WITH VILLAGE STANDARD RECEPTACLE - TYP. OF 4
- 5 RELOCATE EXISTING BIKE RACKS
- 6 EXISTING TRAFFIC SIGNAGE TO REMAIN
- 7 REPLACE PLANT MATERIAL & IRRIGATION
- 8 RELOCATE EXISTING BEACH ACCESS SIGN
- 9 EXISTING CONCRETE CURB TO REMAIN. EXTEND TO ENCLOSE PLANTER
- 10 PROPOSED DOWN LIGHTING INTEGRATED INTO PROPOSED TRELLIS
- 11 DECORATIVE RAILING- AT PLAZA AND SEATING NODES
- 12 12' WIDE VEHICULAR CONCRETE PAVEMENT CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 13 PAINT EXISTING GUARDRAIL
- 14 EXISTING PALM TREES & GIANT BIRD OF PARADISE TO REMAIN
- 15 ADD SKIM COAT TO EXISTING WALL
- 16 EXISTING PRIVATE TRASH ENCLOSURE
- 17 PROPOSED VILLAGE STANDARD BENCH
- 18 STAIRWAY LIGHTING- STANDARD BOLLARD OR LOW FOOT BOLLARD
- 19 PROPOSED TRELLIS (8'x30')
- 20 SEATING NODE - TYPICAL OF 2
- 21 REPLACE EXISTING STAIRS WITH ADA RAMP
- 22 WHEELCHAIR PLATFORM LIFT
- 23 ADA ACCESSIBLE BEACH MAT
- 24 TOTEM INSPIRATION PLAQUE SET FLUSH WITH FINISH SURFACE
- 25 PROPOSED ADA PEDESTRIAN CURB RAMP.



Christiansen Way

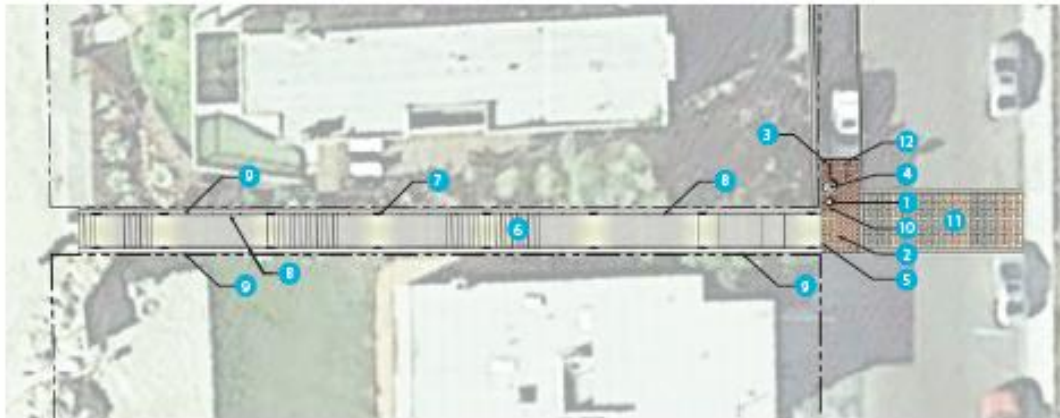


KEY

- 1 TOTEM - 12" SQ. BY 15" TALL WITH INGROUND MOUNTED UPLIGHT, FLUSH WITH FINISH SURFACE
- 2 REPLACE STAIRS & HANDRAILS
- 3 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 4 REPLACE PLANT MATERIAL & IRRIGATION
- 5 EXISTING BEACH ACCESS SIGN TO BE RELOCATED TO ADJACENT MASONRY WALL TO OPEN UP THE VIEW FROM THE TOP OF STAIRS.
- 6 ADD SAFETY TREADS TO STAIR NOSES
- 7 ADD STUCCO COAT TO EXISTING WALL
- 8 REPLACE BARRIER AND GATES WITH TUBULAR ALUMINUM BARRIERS AND GATES
- 9 REPLACE WOOD RAILING WITH TUBULAR ALUMINUM RAIL
- 10 REPLACE WOOD DECKING WITH CONCRETE
- 11 PAINT HANDRAILS
- 12 PROPOSED LIGHTING
- 13 EXISTING STORM DRAIN
- 14 ADD VILLAGE STANDARD TRASH RECEPTACLE
- 15 EXISTING STORM DRAIN JUNCTION
- 16 REPLACE EXISTING MASONRY WALL
- 17 GROUT SET COBBLE OVER EXISTING CONCRETE
- 18 REMOVE EXISTING WALLS & STAIRS
- 19 TOTEM INSPIRATION PLAQUE SET FLUSH WITH FINISH SURFACE
- 20 12" WIDE VEHICULAR CONCRETE PAVEMENT CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS

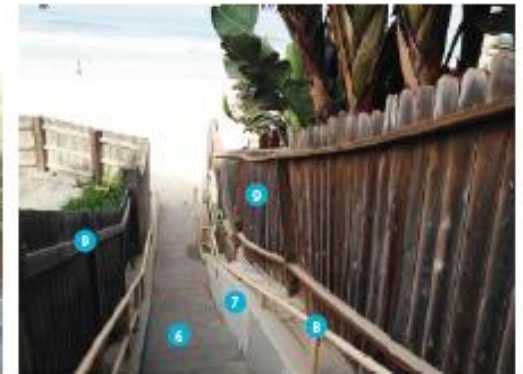


Beech Avenue

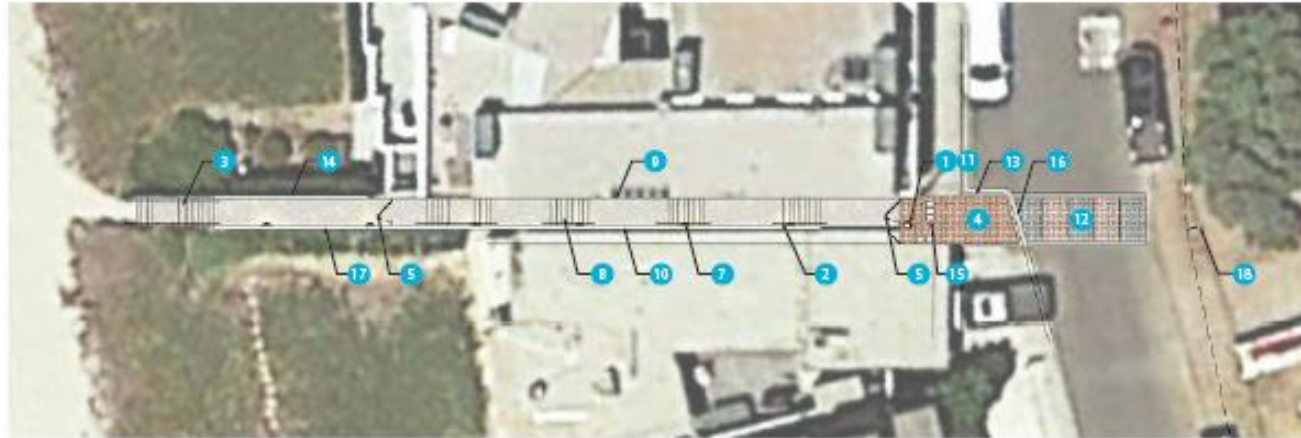


KEY

- 1 TOTEM - 12" SQ. BY 15" TALL WITH INGROUND MOUNTED UPLIGHT, FLUSH WITH FINISH SURFACE
- 2 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 3 RELOCATE BEACH ACCESS SIGN
- 4 REPLACE EXISTING TRASH RECEPTACLE WITH VILLAGE STANDARD RECEPTACLE
- 5 ADD STEP TO ADDRESS SLOPED FLAT WORK
- 6 ADD SAFETY TREADS TO STAIR NOSES
- 7 LIGHTING- WALL MOUNTED
- 8 REPLACE EXISTING HANDRAILS WITH HANDRAILS THAT ARE ATTACHED TO PROPOSED MASONRY WALL
- 9 REPLACE WOOD FENCE WITH MASONRY WALL WITH SKIM COAT
- 10 TOTEM INSPIRATION PLAQUE SET FLUSH WITH FINISH SURFACE
- 11 12" WIDE VEHICULAR CONCRETE PAVEMENT CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 12 ADD BIKE RACK



Cypress Avenue



KEY

- 1 TOTEM - 12" SQ. BY 15' TALL WITH INGROUND MOUNTED UPLIGHT, FLUSH WITH FINISH SURFACE
- 2 REPLACE EXISTING HANDRAILS WITH TUBULAR ALUMINUM HANDRAILS
- 3 REPLACE EXISTING STAIRS AND HANDRAILS WITH TUBULAR ALUMINUM HANDRAILS
- 4 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 5 REPLACE BARRIER & GATES WITH TUBULAR ALUMINUM BARRIER & GATES
- 6 PROPOSED BEACH ACCESS SIGN
- 7 PROPOSED LIGHTING
- 8 ADD SAFETY TREADS TO STAIR NOSES
- 9 ADD SKIM COAT TO EXISTING NORTHERN WALL UP TO COMPOSITE SIDING
- 10 REPLACE EXISTING CHAIN LINK FENCE ALONG SOUTHERN EDGE WITH MASONRY WALL TO 6' HEIGHT WITH SKIM COAT FINISH
- 11 TOTEM INSPIRATION PLAQUE SET FLUSH WITH FINISH SURFACE
- 12 10' WIDE VEHICULAR CONCRETE PAVEMENT CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 13 REALIGNED 6" CURB
- 14 REMOVE AND REPLACE CHAIN LINK FENCE WITH 6' HIGH WALL WITH SKIM COAT FINISH
- 15 EXISTING METER BOX TO BE RESET FLUSH WITH NEW FINISH SURFACE OF PLAZA
- 16 PROPOSED CONCRETE GUTTER
- 17 REMOVE AND REPLACE WOOD FENCE WITH 6' HIGH WALL WITH SKIM COAT FINISH
- 18 RELOCATED UTILITY POLE



Rue Des Chateaux



KEY

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- 3 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 4 REPLACE EXISTING TRASH RECEPTACLE WITH VILLAGE STANDARD RECEPTACLE - TYP. OF 2
- 5 ADD BIKE RACKS - TYP. OF 2
- 6 REPLACE PLANT MATERIAL & IRRIGATION
- 7 RELOCATE BEACH ACCESS SIGN
- 8 PROPOSED BOLLARD LIGHTING
- 9 ADD SAFETY TREADS TO STAIR NOSES
- 10 ADD SKIM COAT TO EXISTING WALL
- 11 EXISTING STORM DRAIN MAN HOLE
- 12 REPLACE EXISTING FENCE WITH MASONRY WALL WITH SKIM COAT
- 13 PROPOSED VILLAGE STANDARD BENCH
- 14 PROPOSED HANDRAILS ATTACHED TO MASONRY WALL
- 15 RAISE EXISTING WALL TO 6' TOTAL HEIGHT
- 16 STAIR WAY LIGHTING- STANDARD BOLLARD OR LOW FOOT BOLLARD
- 17 EXISTING LOW WALL ON PRIVATE PROPERTY TO REMAIN
- 18 TOTEM INSPIRATION PLAQUE SET FLUSH WITH FINISH SURFACE
- 19 12" WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 20 REALIGNED 6" CURB



Simulations



Simulations



Steps in the Process

- Community input (12/15)
- Refine design options based on input (1/16 – 2/16)
- Present revised designs to community (3/16)
- Present revised designs to City Council (3/16)



Steps in the Process

- Develop construction plans/specifications (Spring 2016)
- Obtain permits and agency approvals (Spring 2016)
- Request City Council authorization to bid (Summer 2016)
- Advertise for bids (Summer 2016)
- Award construction contract (Fall 2016)
- Construction (Winter 2016 – Spring 2017)



Q&A

Carlsbad



 City of
Carlsbad

Thank you for attending!

www.cityofcarlsbadca.gov/coastal

